004.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	916,400	/	916,400
USE VALUE:	916,400	/	916,400
ASSESSED:	916,400	/	916,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114	-116	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDREWS SARA KATHERINE
Owner 2:	
Owner 3:	
Street 1:	116 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COSTA NORMA/LIFE ESTATE -
Owner 2:	COSTA HAROLD/TRS/HR RLTY TR -
Street 1:	116 VARNUM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,338 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2592 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5338.000	452,300		464,100	916,400
Total Card	0.123	452,300		464,100	916,400
Total Parcel	0.123	452,300		464,100	916,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.55 | /Parcel: 353.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4275

GIS Ref

GIS Ref

Insp Date 09/09/17

!456!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	452,300	0	5,338.	464,100	916,400	916,400	Year End Roll	12/18/2019
2019	104	FV	348,100	0	5,338.	493,100	841,200	841,200	Year End Roll	1/3/2019
2018	104	FV	348,100	0	5,338.	359,700	707,800	707,800	Year End Roll	12/20/2017
2017	104	FV	324,100	0	5,338.	313,300	637,400	637,400	Year End Roll	1/3/2017
2016	104	FV	324,100	0	5,338.	266,900	591,000	591,000	Year End	1/4/2016
2015	104	FV	287,500	0	5,338.	261,100	548,600	548,600	Year End Roll	12/11/2014
2014	104	FV	287,500	0	5,338.	214,700	502,200	502,200	Year End Roll	12/16/2013
2013	104	FV	299,600	0	5,338.	204,200	503,800	503,800		12/13/2012

PRINT

Date	Time
12/10/20	16:15:01

LAST REV

Date	Time
10/26/20	09:33:48
danam	
456	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA NORMA/LIF	69199-145		4/27/2017		881,500	No	No		
COSTA HAROLD	30047-589		4/14/1999	Convenience	10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	773	New Wind	24,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	Inspected	PH	Patrick H
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	336	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
8/24/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4275
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5338		Sq. Ft.	Site		0	80.	1.09	1									464,111						464,100	

Total AC/HA: 0.12254 | Total SF/SM: 5338 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 464,111 | Spl Credit | Total: 464,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05509257
Const Adj.:	0.98000199
Adj $ / SQ:	175.779
Other Features:	107000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655473
Depreciation:	203197
Depreciated Total:	452276

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	7	2	1
Totals			
2	13	4	

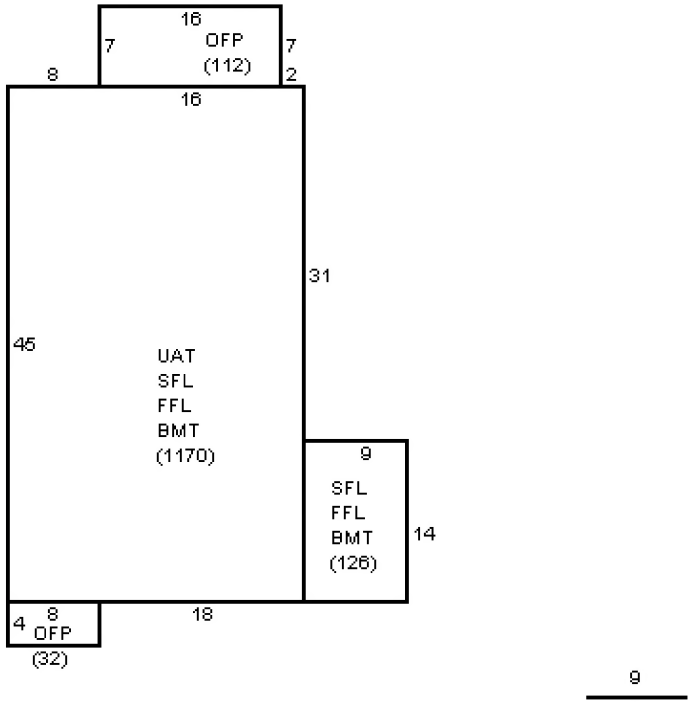
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.78
Special Features:	0	Val/Su Net:	104.58
Final Total:	452300	Val/Su SzAd	174.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,296	52.730	68,343
FFL	First Floor	1,296	175.780	227,809
SFL	Second Floor	1,296	175.780	227,809
UAT	Upper Attic	293	70.310	20,566
OFP	Open Porch	144	27.400	3,945
	Net Sketched Area:	4,325	Total:	548,472
Size Ad	2592	Gross Are	5202	FinArea 2592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc